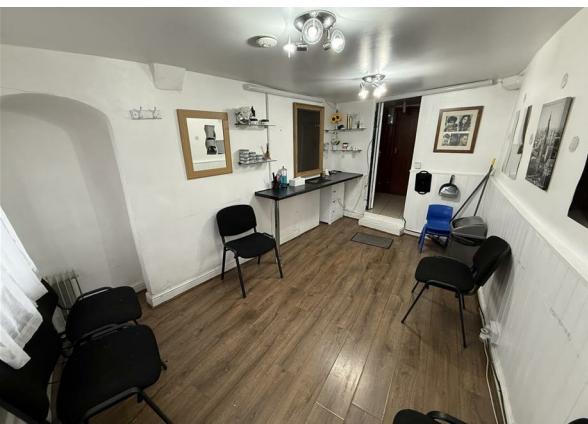
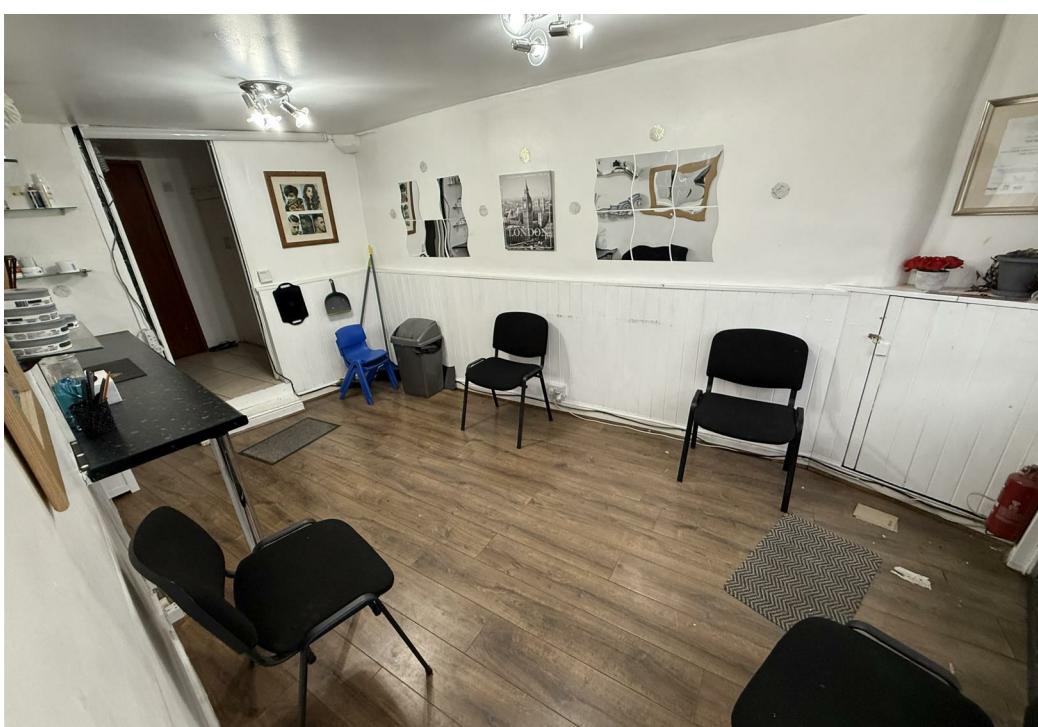


38A West Street, Dunstable, LU6 1TA  
£500

**R** ROBINSONS



## AVAILABLE A MID TERRACE GROUND FLOOR PREMISES PROMINANTLY LOCATED IN WEST STREET

A ground floor premises in Central Dunstable previously used as a barbers with storage area and WC. Ideal for a small local business.

The property is upon a new Internal Repairing & Insuring lease for a term to be agreed at £6,000 per annum exclusive. The Rateable Value for the property is £3,250 (please note this is not rates payable). Each party to cover their own legal and professional costs.



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<https://www.robinsons-estates.co.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	